

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

February 18, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Maldonado, Peraica, Quigley, Sims, Steele and Suffredin (14)

Absent: Commissioners Goslin, Moreno and Schneider (3)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

281334 DOCKET #8163 - SUBURBAN BANK AND TRUST COMPANY, TRUST #74, Owner, 431 Princeton, Villa Park, Illinois 60181, Application (No. MA-06-08; Z06156). Submitted by Michael J. Fisher, 431 Princeton, Villa Park, Illinois 60181. Seeking a Map Amendment from the R-5 Single Family Residence District to the R-5A Residence Transition District to combine two (2) lots into three (3) separate lots for three (3) single family residences in Section 29 of Leyden Township. Property consists of .45 of an acre, located on the south side of Schubert Avenue, approximately 148 feet east of Melrose Avenue in Leyden Township, County Board District #16. Intended use: Three (3) single family residences. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

292935 DOCKET #8392 – B. MCCLOUD, Owner, Application (No. V-08-13): Variation to reduce lot area from 10,000 square feet to 3,143 square feet (existing); reduce lot width from 60 feet to 25 feet (existing); increase the floor area ratio from .40 to .48; reduce right side yard setback from 10 feet to 2 feet; reduce left side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 40 feet to 16 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Long Avenue, approximately 47 feet south of 50th Street in Stickney Township, County Board District #11. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Steele, moved the approval of Communication Nos. 281334, as amended and 292935. The motion carried unanimously.

SECTION 2

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

297754 Docket #8498 - SORRENTINO & SONS DEVELOPMENT GROUP, INC., Owner, 815 Commerce Drive, #250, Oak Brook, Illinois 60523. Application (No. SU-08-08; Z08105). Submitted by Guy Sorrentino, 38W310 Heritage Oaks Drive, St. Charles, Illinois 60175. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for a pet cemetery in Section 32 of Schaumburg Township. Property consists of 5.7 acres located on the south side of Wise Road, approximately 190 feet east of Parkview Drive in Schaumburg Township, County Board District #15. Intended use: Pet cemetery. **Please be advised that the subject application has been withdrawn.**

Commissioner Daley, seconded by Commissioner Beavers, moved to receive and file Communication No. 297754. The motion carried unanimously.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

298802 DOCKET #8503 – T. & L. LICHON, Owners, Application (No. V-09-05): Variation to reduce right interior side yard setback from 10 feet to 5 feet (existing) for a gazebo in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Sandra Avenue, approximately 122 feet north of North Behrns Drive in Leyden Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

298803 DOCKET #8506 – S. RASOF, Owner, Application (No. V-09-06): Variation to reduce lot width from 150 feet to 100 feet (existing); and reduce lot area from 40,000 square feet to 21,429 square feet (existing) for a 2nd story addition on a single family residence served by septic and well in the R-5 Single Family Residence District. The subject property consists of approximately 0.49 of an acre, located on the north side of Greenleaf Avenue, approximately 100 feet west of Milton Street in Northfield Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Commissioner Murphy, moved the approval Communication Nos. 298802 and 298803. The motion carried unanimously.

Commissioner Maldonado moved to adjourn, seconded by Commissioner Sims, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary